

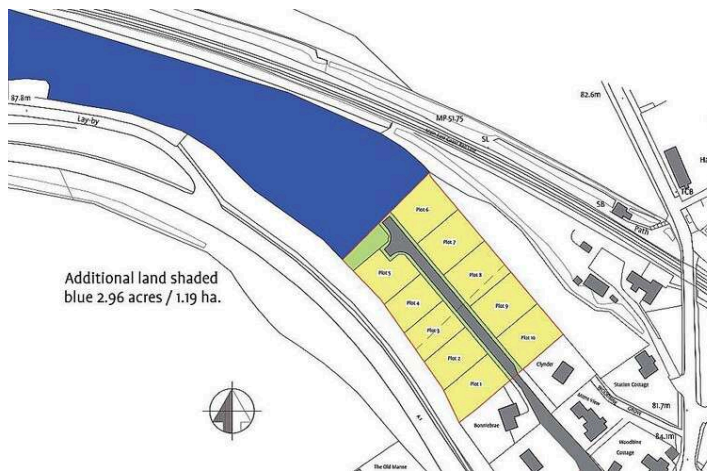


Development Site

Burnmouth, Eyemouth, TD14 5RT



Excellent Residential Development Site In Coastal Location With
Potential For Up To 10 Units



This sizeable development site sits on the edge of this established coastal village with excellent road links via the A1 as well as regular rail connections on the main East Coast Rail-line at nearby Berwick Upon Tweed. The initial site has potential to accommodate up to ten residential units and presents a rare opportunity for a developer within this sought after coastal area. Given the proximity of Edinburgh and the ease of travel south via the East Coast rail-line the finished units are bound to appeal to those seeking a lifestyle change and a quiet coastal village position whilst still retaining the option of being well connected to the city.

LOCATION

Burnmouth is the first settlement north of the Border on the rugged east coast with its steep cliffs, craggy cove and quaint little fishing harbour. The seaside resort of Eyemouth, three miles north, with its natural harbour and sandy beach provides a variety of shopping and educational facilities with the historic town of Berwick-upon-Tweed six miles south, providing a wider range of facilities. Edinburgh is within easy commuting distance with the recently upgraded A1 nearby and the main railway station at Berwick upon Tweed enabling easy access to Edinburgh or Newcastle in less than one hour.

SITE

The entire site extends to approximately 5.29 acres in total; the primary site of 2.33 acres is allocated for housing in the local five year plan under the reference ABURN003 and is thought to have capacity to accommodate around ten detached dwellings each with private gardens and parking. The secondary site which extends to around an additional 2.96 acre is likely to form a second phase to the initial development and is thought to have capacity to accommodate a further 12 – 15 dwellings. The developer will be liable to meet the cost of the developers contributions.

ADDITIONAL INFORMATION

Plot 11 on the site plan relates to a separate building plot which benefits

from detailed planning consent for the erection of two semi-detached units. This plot is currently available to purchase as a separate lot but for those interested, it could be included in the sale of the development site, subject to negotiations.

SERVICES

Mains water, electricity and drainage is thought to be available for connection nearby.

VIEWING

To arrange a viewing contact the selling agents, Hastings Property on 01573-225999-lines open until 8pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.